

Buy. Sell. Rent. Let.



Foxgloves, Old Main Road, Old Leake, PE22 9HR



3



2



1

£280,000

When it comes to
property it must be


lovelle



£280,000



Key Features

- Immaculately Presented Detached Bungalow
- Three Double Bedrooms
- Ensuite Bathroom to Master
- Utility Room
- Large Open Plan Living Area
- EPC rating E
- Tenure: Freehold





We are delighted to present this immaculately presented and extended spacious three-bedroom bungalow, nestled in the peaceful village of Old Leake. This turn-key home combines modern comfort with practical living, featuring a very spacious open plan living kitchen area, a separate utility room, and a master bedroom complete with an ensuite, two further double bedrooms and a family shower room, the rear garden has been thoughtfully designed for low-maintenance upkeep including decking and a pergola seating area, allowing you to enjoy the outdoor space, to the front is a large gavelled driveway with ample space for multiple vehicles.

Covered Porch

Leading to;

Entrance Hall

Entered via UPVC front door, with doors to cupboard and doors to;

Bedroom Three

3.19m x 3.03m (10'6" x 9'11")

With UPVC window to the front aspect, radiator.

Shower Room

2.36m x 1.99m (7'8" x 6'6")

With UPVC window to side aspect, with low level WC wash hand basin inset into a vanity unit, shower cubicle with mains mixer shower over.

Master Bedroom

4.14m x 3.9m (13'7" x 12'10")

With UPVC window to the front aspect, door to;

Ensuite

2.53m x 1.89m (8'4" x 6'2")

With UPVC window to the front aspect, Low Level WC, wash hand basin, walk in shower.

Bedroom Two

3.82m x 3.03m (12'6" x 9'11")

With window to the rear aspect, doors to wardrobe.

Living/Dining Area

6.24m x 4.71m (20'6" x 15'6")

With windows and French doors to the rear aspect, open to;

Kitchen Area

4.54m x 2.98m (14'11" x 9'10")

With UPVC window to the rear aspect, array of base and wall cupboards with solid wood worktop over, inset composite sink with mixer tap, integrated induction hob with extractor over, integrated dishwasher, Integrated under counter fridge, integrated electric double oven.

Utility Room

2.84m x 1.64m (9'4" x 5'5")

With door to the side aspect. Space and plumbing for a washing machine, boiler. (Hive Smart Heating)

Outside

The rear garden is enclosed by fencing mainly laid to lawn with various decked areas leading to a covered seating area. To the front is a gravel driveway with space for multiple vehicles.

Services

The property has oil central heating, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Old Leake is a popular Lincolnshire village around 8 miles from the market town of Boston and 14 miles from Skegness and the coast. Offering a good range of local amenities including a Co-op, primary school, secondary school and doctors.

Directions

From Skegness take the A52 south towards Boston for approximately 14 miles. Take the first sign posted turn on the right for Old Leake and the property will be found on the left-hand side marked by our for sale board, just after the turn for Summerfields.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/RK1GCZTY272o3cE45yPk2G/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: E

Detached bungalow, standard construction (Extension out the back has flat roof)

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: Lateral living

Mains electricity

Mains water

Mains foul drainage

No mains surface water drainage

Oil central heating

Heating features: Double glazing





Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 ok, Vodafone ok, Three ok, EE good

Parking: Driveway

Not a listed building

Not in a conservation area

No tree preservation order

Long-term flood risk: River and sea flooding risk: Medium; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

No specialist issues recorded

Title register restrictions (LL111020):

The property is subject to restrictive covenants (legal promises not to do certain things) contained in a Transfer dated 16 September 1994 made between King Bros (Butchers) Limited and the previous owners.

The property is subject to rights reserved for others in a Transfer dated 16 September 1994, which may allow neighbours or others to access or use parts of the land for specific purposes.

There are legal provisions regarding light and air (which prevent the owner from blocking a neighbour's access to light) and the maintenance of boundary structures like fences or walls, as detailed in a 1994 document.

The current owner made personal covenants (legal promises) when they bought the property in 2021, which may involve maintaining certain standards or following specific rules.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website

<https://www.lovele.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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